

CITY OF BRIGHTON PLANNING COMMISSION

MINUTES

June 14, 2016

Approved as written

I. CALL TO ORDER

Acting Chairman Balderas called the meeting to order at 6:08 p.m.

II. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Fidel Balderas and Farid Jalil.

Alternate, Philip Covarrubias was also present.

Matt Johnston, Archie Demarest and Chris Maslanik were excused from attendance.

Alternate, Philip Covarrubias was seated as a voting member. The newly appointed Alternate, Kevin Baird was present and will be sworn in at the next meeting.

Commission seated Vice-Chair Balderas as the acting Chairman.

STAFF PRESENT: Jason Bradford, Planning Manager; Lauren Simmons, Senior Planner, Michael Ellsberry, Development Engineer; Christopher Ernst, City Counsel; Diane Phin, Commission Secretary.

III. MINUTES OF PREVIOUS MEETINGS

Minutes from the March 22, 2016 Planning Commission meeting were approved as presented.

Motion by Commissioner Jalil

Second by Commissioner Covarrubias

Voting Aye: All Present

IV. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None recognized

V. PUBLIC HEARING ITEMS

1. Adams Crossing – Preliminary Plat – Lauren Simmons presenting

Adams Crossing, Preliminary Plat

Chair invited Staff to present, summarized:

Ms. Simmons confirmed legal publication and posting were completed for this hearing. She entered the staff report into public record and discussed the item as outlined in the staff report. Ms. Simmons stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

- Staff stated the houses will be built on the lots outside of the flood plain and the farm sites will be within the floodplain.
- Commission inquired where the kids will go to school as Brighton schools are so

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overcrowded already. Staff stated there are two schools close by. No specifics have been established yet on where the new schools will be. She said meetings with School District 27J are being held to discuss this issue. Commission re-iterated that building new schools needs to be priority. Brighton High School and the Prairie View schools are already on split schedules and we cannot pile more kids in.

- Commission stated traffic is also a major concern. Sable Boulevard is already overloaded with traffic. Re-construction is needed as the two-lane road cannot handle all the traffic there is now. After new developments are built in Brighton, these conditions will become even worse.
- Commission inquired about drainage. Staff said the project engineers would speak on that topic.

Chair invited the Applicant to address Commission, summarized:

Quint Redmond, Local Project Manager, 1050 17th Street, Denver, CO 80265

Mr. Redmond said they are capitalizing on Brighton's agricultural history with this project. There is a national trend toward local agriculture in which the foods are distributed locally. In this plan they will have farm sites and plant orchards in the flood plain areas, which is a new concept. They think it will be a major improvement as it will use less hardscape materials, such as lining the channel with concrete. They've had discussions on having educational farming for students, and using the food they grow in the schools. He stated there will be twelve commercially viable farms that will meet U.S.D.A. standards along the corridor. In addition, there is a large energy component in this plan. They are looking at potentially having geo-thermal and solar homes. Mr. Redmond stated that they will use energy efficient builders.

Mr. Redmond invited several of the engineers working on this project to speak.

Kevin Johnson, HGR Engineering. Mr. Johnson explained this is an LID project (Low Impact Development). He explained the drainage that goes into the detention ponds will be treated and then released into Second Creek.

Jonathon Daniel, R&L Engineering. Mr. Daniel stated that within the streetscapes they are designing rain gardens which will infiltrate the water at those points to help alleviate some of the pressures on the system.

Rick Plungly, HGR Engineering. Mr. Plungly stated they have completed a traffic impact study in which it was concluded that with this project and other future developments the traffic rate in this area will double in the next twenty years. He discussed traffic upgrades such as making Sable Blvd. into a four lane cross-section and adding intersection enhancements. A traffic signal analysis along the whole corridor of their site which starts at 120th Avenue to 124th Avenue was also done. Adams County Parkway would need signalization to provide an appropriate level of service. He stated a signal is also warranted at 124th Avenue and a signal by the new truck stop is needed.

Staff stated a full analysis of the public improvements and timeframe will be determined at the final plat stage.

Kevin Hawkins, Property Owner, Woodhawk Development, 2733 E. Parleys Way, Salt Lake City, Utah 84109.

Mr. Hawkins said they have owned this property for ten years and he is excited about this unique development. He hopes to be the first community in the country that has a master geo-thermal loop that all the homes will tie into.

He assured everyone that they will develop responsibly. Mr. Hawkins stood ready for questions.

Chair called for questions from Commission to the Applicant, summarized:

- Commission expressed concern about the weight restrictions for the large trucks on the roadway. Staff said that the restrictions would not change in the near future.

Chair called for the public to address Commission as Proponents and/or Opponents to this application, summarized:

Don Montoya, 12191 Potomac, Brighton, CO 80601. He stated that traffic is already a mess now. The city is putting the cart before the horse. He can't even get across Potomac to get to work every day. He does not want all of this traffic in front of his house. He would like to see the main traffic come in on 124th Avenue.

Janice Webster, 12215 Potomac, Brighton, CO 80601. She had questions on how this will affect their taxes, will there be a light on 120th and Potomac, what is the income criteria for these homes, and will the houses be backed up right to Potomac?

Mr. Redmond responded to her questions. He said that there will be a light on 120th Avenue. There will be properties on Potomac, but the driveways will not be facing Potomac. He stated this is not a low income project. There will be multi-family rental units, townhouses, single-family homes and the farm kits. He thinks the farm kits will be priced from \$300,000 to \$700,000, and the houses could start at \$200,000 and up.

Chair called for discussion among Commission, summarized:

- Commission commented that Sable Blvd. traffic is already a nightmare and to add construction traffic to that for the next few years is just not responsible. It was reiterated that the overcrowded schools issue needs to be fixed before new families move in with more kids and not enough room in the schools for them. It is not fair to the children.
- Staff stated the standard for Sable Blvd. abutting the property on the east would account for the buildout of that road as a minor arterial.

Janice Montoya, 12191 Potomac, Brighton, CO 80601. Ms. Montoya asked to speak to Commission. Ms. Montoya stated the traffic is cutting and speeding on her street all the time to get over to Sable Blvd. The reason she moved here was to live in a rural area. She does not want to be part of urban living. She and her family moved here for a way of life and that is being ruined. She does not want Brighton to become like the Highlands. She feels it is rude for these developers to come in and make a fortune at the cost of the residents who want to keep it rural and were here first. Ms. Montoya also has major concerns about the lack of schools as they cannot take in one more child. She said to fix the roads and build the schools first. Don't ruin the way of life Brighton provides.

Chair closed the public portion at 7:04 p.m.

Commission discussed adding another condition concerning current and future traffic impact issues and the need for more schools so that it will alert the City Council that these concerns need to be carefully studied and considered.

Counsel said he will draft the condition for the resolution. Commission concurred.

Motion to forward to City Council with a recommendation of approval of the application for the Adams Crossing Subdivision Preliminary Plat, subject to the following conditions and with the addition of a 4th condition to be added to the resolution:

- 1. The Applicant shall amend the preliminary plat to address the concerns of the Development Review Committee regarding the street design, utilities, existing**

structures, well status, abandonment of non-City easements, and minor typographical errors, as well as any specific concerns outlined by the Planning Commission, prior to any final plat review by the City Council; and

2. The approval of the Preliminary Plat is subject to the condition that the proposed access to 123rd Street is and shall remain a right-in, right-out movement only, unless further traffic engineering evidence is presented by the Applicant in connection with the Final Plat, that would permit approval of a $\frac{3}{4}$ turning movement; and

3. Any Final Plat Application for all or a portion of the subject Property shall be consistent in all respects with the Preliminary Plat, as approved herein.

Motion by Commissioner Jalil

Second by Commissioner Covarrubias

Voting Aye: All Present

VI. OLD BUSINESS

None

VII. NEW BUSINESS

Mr. Bradford introduced the new Associate Planner, Mike Tylka.

Mr. Bradford reminded the Commissioners about the dinner and training on June 28th.

VIII. REPORTS

None

IX. ADJOURNMENT

Motion to adjourn at 7:41 p.m.

Motion by Commissioner Jalil

Second by Commissioner Covarrubias

Voting Aye: All Present